



## CONGRESSIONAL BUDGET OFFICE COST ESTIMATE

May 25, 2004

### **H.R. 3785** **A bill to authorize the exchange of certain land in** **Everglades National Park**

*As ordered reported by the House Committee on Resources on May 19, 2004*

H.R. 3785 would authorize the National Park Service (NPS) to acquire certain lands for the Everglades National Park in Florida. The bill would enable the NPS to acquire about 1,050 acres through a four-way exchange with the General Services Administration, Dade County, and a local water district. In addition, the bill would authorize the agency to purchase up to 10 acres located outside of the park's East Everglades area. That property would be developed to provide employee housing and other park facilities.

Assuming appropriation of the necessary amounts, CBO estimates that acquiring and developing land near the East Everglades area of the park would cost about \$3.5 million over the next few years. We estimate that about \$500,000 of this amount would be used by the NPS to acquire a suitable site of about 10 acres outside of the park's boundary. Of the remaining amount, we estimate that about \$3 million would be used to construct a fire station, maintenance and storage facilities, and administrative offices. This does not include \$2 million that would be spent for employee housing because the NPS is already authorized to build employee housing outside of the park.

CBO estimates that the administrative costs of the four-way land exchange would be less than \$50,000 over the next year or two. Additional costs to manage newly acquired acreage would be minimal. Costs to operate the new offsite facility would be similar to the cost of operating existing facilities within the park, which would be demolished.

H.R. 3785 contains no intergovernmental or private-sector mandates as defined in the Unfunded Mandates Reform Act and would impose no costs on state, local, or tribal governments.

The CBO staff contact for this estimate is Deborah Reis. This estimate was approved by Peter H. Fontaine, Deputy Assistant Director for Budget Analysis.